

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, AUGUST 22, 2011

COMMISSIONERS

Dave Willson, Mayor
Jason Truesdell, Chairman (Term to 2014)
James Labit, Secretary (Term to 2012)
Debbie Mizerany (Term to 2012)
Tom Brown (Term to 2013)
Jack Fluchel (Term to 2014)

CITY OFFICIALS AND OTHERS

Mike Clement, Alderman, Ex-Officio member
Franz Krantz, Planning and Zoning Director
Cynthia Holten, Recording Secretary

CASES

#11-SUP-004

A Special Use Permit is requested by Jie (Jay) Bin Chen to open a restaurant called Sushi Ai at 469C-471 Lafayette Center. The property is zoned C-1 Commercial.

- **Jie Bin Chen**
Ichibar LLC
471 Lafayette Center
Manchester, MO 63021
314 550 8020
- **Weller Meyer**
Capitol Land
11850 Studt Avenue
St. Louis, MO 63141
314 276 5332

11-SP-004

A Site Plan approval is requested by Pace Properties for a new apparel and accessories store called Nordstrom's – The Rack, to be located at 100 Highlands Boulevard Drive. The property is zoned PCD Commercial.

- **Pace Properties**
Richard Randall
1401 S. Brentwood Blvd., Ste 900
St. Louis, MO 63144
314 968 9898
- **Nordstrom-The Rack**
Jeffrey Kaiser
TRI Architects
9812 Manchester Road
St. Louis, MO 63119
314 395 9750

<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
<p><u>11-SUB-002</u></p> <p>A Boundary Adjustment is requested by Pace Properties in order to lease sufficient are for Nordstrom's – The Rack store located at 100 Highlands Boulevard Drive. The property is zoned PCD Commercial.</p>	<ul style="list-style-type: none"> • Pace Properties Richard Randall 1401 S. Brentwood Blvd., Ste 900 St. Louis, MO 63144 314 968 9898 • Nordstrom-The Rack Jeffrey Kaiser TRI Architects 9812 Manchester Road St. Louis, MO 63119 314 395 9750 • Nordstrom-The Rack Randy Mardis Landscape Technologies 314 395 9750
<p>Dierbergs Portable Meat Smoker</p> <p>Request to locate smoker year round on parking lot in front of Dierbergs Grocery store at Lafayette Center in Manchester, MO</p>	<ul style="list-style-type: none"> • Dierbergs John B. Koncki 16690 Swingley Ridge Rd., POB 1070 Chesterfield, MO 63017 636 812 1363 • Dierbergs Sarah Siegel 16690 Swingley Ridge Rd., POB 1070 Chesterfield, MO 63017 636 812 1351

1. **CALL TO ORDER**

Commissioner Truesdell called the Planning and Zoning meeting of August 22, 2011 to order at 7:05 p.m.

2. **ROLL CALL**

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner Debbie Mizerany	Present	Commissioner Mark Smith	Present
Commissioner Jack Fluchel	Present	Mayor David Willson	Excused
Commissioner/Secretary James Labit	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Franz Krantz	Present
Chairman Jason Truesdell	Present	Cynthia Holten, Recording Secy	Present

3. **APPROVAL OF MINUTES**

Commissioner Brown made the motion to approve the minutes of May 23, 2011. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

4. **APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to put Old Business after New Business. Commissioner Brown seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

5. **NEW BUSINESS**

- A. **CASE #11-SUP-004** – A Special Use Permit is requested by Jie (Jay) Bin Chen to open a restaurant called Sushi Ai at 469C-471 Lafayette Center. The property is zoned C-1 Commercial.

Weller Meyer of Capitol Land represented Sushi Ai. Mr. Meyer said Mr. Chen is requesting this space for his sit down restaurant as well as to install a dim sum or conveyor type concept in his restaurant. This will allow customers to select from a bar like setting single portions of food from a moving conveyor belt and purchase ala carte. Mr. Meyer said everything else will be the same as the original plan. Mr. Chen then handed out menus and pictures of his other location at Dierbergs Deer Creek Crossing at Highways K and N.

Director of Planning and Zoning Kraintz said this is the reapplication for this particular use for this location, with a larger space, and Staff's position is no different than before, but would like to hear more about the conveyor belt system.

Mr. Meyer said the Dim Sum application is basically ala carte foods or samplings that move along a conveyor belt. Mr. Meyer said that Mr. Chen had seen the conveyor belt system used in several restaurants in the Chicago area and feels it is a great way for customers to sample several dishes at one time instead of an entire meal. Mr. Meyer said the initial application will be extremely small and if this novelty proves successful, there will be room to expand.

Director Kraintz said there is currently seating for 132 and there is adequate parking for that number of customers. As a restaurant use and special use permit, the Commission's recommendation will be forwarded to the Board of Aldermen for a public hearing as well as passing of an ordinance. He said this use had been recommended before and it is now just a matter of resubmitting.

Commissioner Mizerany said according to the pictures, the conveyor belt with its acrylic cover sneeze guard, appears to look similar to a salad bar, but this one would be a moving salad bar. Mr. Chen confirmed that.

Commissioner Fluchel had no questions.

Commissioner Labit said it is a nice idea to expand and he is curious how this conveyor system will work. He said the décor pictures look very nice and wished Mr. Chen success.

Commissioner Brown had no questions.

Commissioner Smith confirmed with Mr. Meyer that the Commission was given the latest floor plan.

Alderman Clement was concerned about the safety of children approaching the conveyor belt. Mr. Chen assured Alderman Clement that the conveyor belt posed no safety issue since the belt is covered and higher than most small children can reach. Alderman Clement asked how long it would take to open the restaurant. Mr. Chen said the plans are already with St. Louis County, so once he gets approval from Manchester it should take about three or four months. Alderman Clement commented that the restaurant will make a nice addition to the City and wished Mr. Chen good luck.

Commissioner Truesdell asked how the conveyor belt system worked and if full dishes would be on it. Mr. Meyer explained that only single servings or samplings would be available and priced appropriately. This would give the customer the opportunity to try different foods and not pay for a full meal of something that they may not enjoy. He said the chefs will constantly be preparing new dishes and providing additional samples of popular items and keeping the bar area fully stocked as it revolves on the conveyor belt. Commissioner Truesdell commented said it seems like a “pay as you go” type of moving buffet. Mr. Meyer confirmed that it would be but added that the restaurant will also be providing full table service as well.

Commissioner Truesdell asked if they would need a liquor license. Mr. Chen said that he would be applying for a liquor license after the hearing. Commissioner Truesdell commented it would be an interesting addition to the City and wished Mr. Chen well in his new endeavor.

Commissioner Fluchel made the motion to make a favorable recommendation to the Board of Aldermen on CASE #11-SUP-004. Commissioner Labit seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

- B. CASE #11-SP-003** – A Site Plan approval is requested by Pace Properties for a new apparel and accessories store called Nordstrom–Rack, to be located at 100 Highlands Boulevard Drive. The property is zoned PCD Commercial.

Rick Randall, of Pace Properties, said after the completion of Manchester Highlands, there was a downturn in the economy and those outlots on the east side of Highlands Blvd. remained vacant, but Pace is excited to announce that Nordstrom-Rack is going to be our new tenant.

Mr. Randall said the Nordstrom-Rack store will be a tremendous draw and a great addition to Manchester Highlands. A big advantage is the fact that there will be no more than two of these stores in this market. Nordstrom-Rack sells front line merchandise which was formally in a Nordstrom store but are now close outs or slightly out of season or overruns. Still the customers can get high quality merchandise at a significantly reduced price. The other store Pace owns in Brentwood has proven to be a tremendous asset to Kirkwood.

Mr. Randall introduced two of his team members, Jeff Kaiser with TRI Architects, who will be presenting the plans on the Nordstrom-Rack and Randy Mardis with Landscape Technologies, who has worked on the landscaping plans and will be available for questions.

Mr. Randall said there are a few nuances he is asking for. He pointed out that Nordstrom-Rack will be attached to the Weekends Only building which creates some unique development issues and would like to discuss them in detail after Mr. Kaiser’s presentation.

Mr. Jeff Kaiser, of TRI Architects, said TRI was the original architects for the Commons and Pace again contracted with TRI to develop a design that would not only tie in with the Manchester Highlands development but also complement the Weekends Only building with the addition of the Nordstrom-Rack abutting to this building. He said he will be discussing the site design and the building architecture.

Mr. Kaiser showed an overall aerial shot of the Manchester Highlands and explained the locations of the various roadways, entrances, and buildings. On the detailed site plan, he pointed out where Nordstrom-Rack would abut to Weekends Only, the new property line, the location of the new parking lot to the south west and the new property line of Weekends Only after the boundary adjustment. The Nordstrom-Rack parking ratio is 5.82 per 1000 and the overall development will be 4.24 per 1000 with Nordstrom-Rack and Weekends Only.

Mr. Kaiser gave a brief overview of the landscaping, but added Mr. Mardis could answer any questions in more detail. There will be street trees along Highlands Boulevard to complement the existing landscaping, some internal landscaping and some foundation landscaping around the building that will help complement and break up the building design where there are expansive walls. Mr. Kaiser showed where there would be several MSD required bio-detention areas for water quality control and added that they would be landscaped and maintained.

Mr. Kaiser said the design of the building is contemporary and ties into the existing building with the use of similar materials and colors. He then pointed out what materials and colors would go where on building and explained how they would tie in with the Weekends Only building. The materials to be used will be brick surround and masonry pilasters. The primary entrance will be on the west side facing Highlands Blvd. with brick surround and a metal canopy and metal accent band in the front. The primary field wall will be tilt up concrete material, treated with either a textured paint or an EIFS coating. The corner will consist of a back-lit frosted glass tower feature with a burnt orange EIFS which ties into Nordstrom-Rack's trade dress colors. There will be another brick surround at the main part of the building with accent lighting on the wall and masonry pilasters and a brick bookend feature on the end.

Mr. Randall said he wanted to point out a few things that make this site a little bit different from other buildings Pace builds. The first thing is signage. There isn't much detail on signage in the packets since no decision has been made on how to handle this. One possibility was a large monument sign similar to Eagle Bank's, but the frontage along Manchester Road is cluttered with utility equipment and light poles, so we continue to study how best to sign this building. When that has been resolved, Pace would like to come back to the Commission with that signage proposal.

Mr. Randall said connecting this building to the Weekends Only building was challenging. By putting these two buildings together as one and locating the Nordstrom-Rack entrance on the side, the design renders the look of a single shopping center. Nordstrom-Rack will be a big draw and balance the activity on both sides of Highlands since it's open seven days a week, whereas Weekends Only is opened only on the weekends. Other changes are putting in pedestrian cross access, parking, rights to both buildings, and vehicular cross access. He said putting that in place is important to the overall development because it will allow both of these traffic lights to permanently serve this development known as Manchester Highlands regardless of the tenancy in these buildings. Mr. Randall added that Pace has worked with the Fire Marshall and St. Louis County regarding this development. He explained that it is important that the ownership is kept separate, even though the two companies share the same roof to avoid any future restrictions or limitations from either tenant.

Mr. Randall said the parking is a little different on this plan and proceeded to explain where parking areas would be overparked and underparked by code standards and added that this plan was developed for two separate tenants. Since the two properties will have shared cross access parking rights, it would ensure that both properties operate as one property.

Mr. Randall said it is unusual to have one of the best corners in West County with that large green space right on the hard corner. In the plans the City approved for Manchester Highlands, there was always a building shown there, but Pace's agreement with Nordstrom-Rack is to keep that corner vacant. However, should this change, Pace will revisit the possibility of developing this corner at a later date.

Director Krantz commented that this is a complicated project in terms of what it is trying to accomplish. But staff is generally excited about Nordstrom-Rack coming to the community, the

visibility and the hype and awareness that a store like that brings to this intersection. Mr. Randall touched on a number of items that staff had concerns about. As Mr. Randall mentioned this is a Planned Commercial Development and that by its nature instills certain flexibility. So the sheer number of parking spaces, although just under code requirement, should meet the needs of both stores, especially since Weekends Only is not open the entire week.

Director Kraitz said the other issue that was brought up was the exterior materials of the building. Although Mr. Kaiser mentioned EIFS (External Insulation Finishing System) several times, Director Kraitz was concerned that it was neither the appropriate material to use in this application nor that it would complement that of Weekends Only. Staff prefers to see something a little more solid than EIFS.

Director Kraitz said the landscaping plan, lighting plan and bio-detention feature all seem fine. Mr. Randall mentioned that one parking lot west of the Eagle Bank would be available for Nordstrom-Rack and another type of store, but in the meantime that drive aisle running east and west between Eagle Bank and the new store will be very busy. It's not clear how pedestrians will be able to navigate across there, unless there is some sort of painted and striped cross walk or other clearly marked demarcation that will help alert motorists that is an active crossing zone.

Director Kraitz referred to the signage and said in the past, signage has been part of the requirement, but the regulations for those signs are contained in the redevelopment agreement. So if they are presented at a later date, the signs will abide by these standards and regulations.

Director Kraitz said staff is comfortable with the site plan layout, but the exterior materials are a concern.

Mr. Kaiser addressed staff's concerns. Mr. Kaiser showed how and where the pedestrian cross walks would be located and extended and added that they would work with staff to address any crosswalk, markings, and traffic control concerns staff might have. He said the developers are aware of the significant amount of traffic there will be in this area and will design it to ensure pedestrian safety and traffic flow.

Mr. Kaiser said the Weekends Only building is mostly the masonry, concrete panels and EIFS left over from Home Expo building. He then detailed the proposed design of the Nordstrom-Rack building which would include masonry pilasters, wainscoting, brick, and small amounts of EFIS on the corner of the building and some kind of textured coating on the tilt up concrete panels. He said the durability of the EIFS wouldn't be an issue. He said the objective is to keep the design similar to what Weekends Only has but he would be happy to work with staff regarding the use of materials and design.

Director Kraitz asked for confirmation that the tilt up concrete panels will indeed be made of concrete and the EFIS would have a coating on the outside of the Styrofoam and there would be a coating of textured paint used. Mr. Kaiser confirmed that the panels would be concrete and that more than likely the EFIS would have a textured paint. Director Kraitz said it is his understanding that the textured coating is better and an EFIS will deteriorate fairly quickly if moisture gets behind it. Mr. Kaiser agreed that EFIS could discolor, fade and deteriorate, however; textured paint does require some maintenance and recoating where EFIS retains its color longer. He added that if textured paint products are preferred, that could be used. Director Kraitz said he felt the textured paint would be a better material.

Commissioner Truesdell confirmed that the orange color is the trade dress color of Nordstrom-Rack.

Commissioner Mizerany said she was excited about the addition and agrees that Nordstrom-Rack will bring in a lot of traffic to the City especially around the Holidays. She asked what the timeline was for the build out. Mr. Randall said the goal is to deliver this to the tenant for their fixturing by March 30, 2012, dependent on weather, with a grand opening for late spring or early summer 2012.

Commissioner Mizerany asked if there would be a pedestrian sidewalk at the crosswalk near the landscaped island in front of the store for customers coming east from Highlands Boulevard or would

pedestrians have to walk on the drive at that point. Mr. Kaiser said there will be a defined crosswalk for pedestrians at that point.

Commissioner Mizerany asked if the Nordstrom-Rack building would be physically attached to the Weekends Only building or just butting up to it. Mr. Kaiser said there would be a very small expansion area of a few inches between the buildings, so they will be separate buildings.

Commissioner Mizerany said currently that Weekends Only uses the west side of the building to direct cars around for pick up in the back, but will they now have to redirect their pickup to the east side. Mr. Kaiser said the store has an REA Agreement for cross access and cross parking, so Weekends Only will be allowed to take their traffic around the building, but they won't have their sign there. She asked about truck traffic. Mr. Kaiser pointed out where the truck traffic would enter and where the delivery docks would be located. Although the delivery trucks will come through the front of the building, delivery hours are almost always scheduled for off hours such as early in the morning and late evening. He said the dock doors will face east and there would also be a trash compactor all of which will be hidden by the projection of the building.

Commissioner Mizerany commented she'd noticed that Bassett was moving out of their present location and wondered what was going to happen with that portion of the building. Mr. Randall said Pace was beginning to talk to quite a few tenants, but hasn't announced it to the market since Nordstrom-Rack doesn't want to make it public right now. He said he believes the addition of Nordstrom-Rack will aid in the leasing of the former Bassett building.

Commissioner Mizerany commented that the corner lot was originally targeted for a restaurant and asked if Pace was still looking for a restaurant tenancy. Mr. Randall said it is currently slotted to remain a vacant manicured greenscape per the contract conditions of Nordstrom-Rack. He added that Nordstrom-Rack will probably be at this location for a very long time, however, should Nordstrom leave that building, depending on who the new tenant is and what their parking requirement is, there could be the opportunity to use that area for another business.

Commissioner Mizerany asked if Mr. Randall had any forecast of what Nordstrom-Rack's annual retail business might be. Mr. Randall said he would be hesitant to quote any figures, but would ask Nordstrom. He added that the Brentwood store does extremely well and their presence also helps the surrounding businesses, as he was sure it would do for Manchester.

Commissioner Fluchel said he understood about the sidewalk, but the area that is on the south side of that entrance, the sidewalk stops. He said he'd like to see that sidewalk go all the way around there since people will still end up in the street. Mr. Kaiser said there would be no problem to extend the sidewalk. To clarify, Mr. Kaiser mapped out where the sidewalk extension could be. Mr. Randall commented that Commissioner Fluchel's suggestion was a great idea. Having sidewalks on both sides of the street would help the pedestrians safely cross the street from one side of the mall to the next and possibly reduce traffic since the shoppers would not need to move their cars.

Commissioner Labit commented it was a wonderful addition to the area. He then asked if Weekends Only and Nordstrom-Rack actually owned their respective properties and what is Pace's involvement. Mr. Randall said both Weekends Only and Nordstrom-Rack are tenants of affiliates of Pace Properties. He explained that Pace has different partnerships and sources of funds and the ownership structure on these two companies is different. Although different entities, both will be managed by Pace, both are affiliates of Pace and operated as one property through recorded easement instruments with cross access to the parking, drive lanes, and so forth. Even if one or the other is sold to a party that wasn't affiliated, they couldn't impose any barricade or restrictions on the other. Neither one actually owns the properties.

Commissioner Labit confirmed that the small rectangular lot on the plans is storm water storage. He said if that were the case, how Pace will be able to build a building or have parking on that lot. Mr. Randall explained how it was originally planned and approved and again stated that the space is to remain a vacant greenscape per the contract agreement with Nordstrom-Rack. Mr. Randall explained an agreement with Eagle Bank was made on the parking and no restrictions will be enforced on the

Nordstrom-Rack customers. He also said that a parking lot can be built over a storm water storage facility but not a building.

Commissioner Labit pointed out on the landscaping plan where there was an absence of trees. Mr. Randy Mardis said that those areas were part of the bio-detention area and MSD does not allow trees to be planted over these areas. He further explained the effects tree roots have in bio-detention areas and added that the areas would be planted with bio-plant material.

Commissioner Truesdell asked where the signage would go on that side of the Nordstrom's building. Mr. Kaiser pointed to the site plan where the signs would go and said that if additional trees were planted in the area Commissioner Labit asked about, they would block the signs.

Commissioner Brown questioned the use of EIFS versus textured paint. Mr. Kaiser explained the pros and cons of both materials. Commissioner Brown asked what material do the other Nordstrom stores use and favor. Mr. Kaiser said Nordstrom has no preference and uses many different materials. Commissioner Brown asked what the square footage of that area was. Mr. Kaiser said once you take the glass out of the equation it would be a few 100 sq. ft. of wall area where the EIFS is planned to go.

Commissioner Brown asked Director Kraintz if he preferred a brick veneer or something more solid. Director Kraintz said his concerns were about the concrete tilt up that he felt should have the textured paint.

Commissioner Smith asked about the standard Parking space allotment. Director Kraintz said the requirement of 5 per 1000 and the shared parking for Nordstrom and Weekends Only is only 4.24, however; the zoned district allows for the flexibility to alter that requirement.

Alderman Clement asked what types of plantings would be in the flat green space since additional trees will not be planted. Mr. Mardis said if it were up to him he'd plant several more trees because he feels strongly that cooling the parking lot is important. The problem is that there are six MSD rain garden bio retention areas and MSD restricts the planting of trees in these areas. Mr. Mardis explained the types of plants that have been used in this type of area which provide color, texture, and soften the edges. He said an inventory of trees will be done and all those showing any problems will be replaced. He also indicated where additional trees would be planted on the site. Alderman Clement asked what kind of small or perennial plants that could handle the weather extremes would be planted in those bio-detention areas. Mr. Mardis said the bio-detention plant material used is the type that can withstand both dry and wet spells. Mr. Mardis said he selected plants for these areas that will have seasonal color and would like to add a storyboard to inform people about the plants and what's going on in these areas. He said when these areas are maintained, they are beautiful. Mr. Mardis then began to list the specific various rain garden plants, such as native grasses, that will be used and showed where they will be on the site. Mr. Mardis offered to provide full size sets of the landscaping plan so that Alderman Clement and the Commissioners could more clearly see what the landscaping would look like. Mr. Randall said Pace Properties is just now becoming familiar with rain garden landscaping plans and that they are becoming more and more popular. He commented that the amount of plants and variety that Mr. Mardis, the foremost bio-detention expert, has put into these areas is most impressive and said the City will be very pleased with it. Alderman Clement asked if staff had a set of these expanded plans. Director Kraintz said he did not, but is confident that the amount, variety and color of plants in this landscaping plan will more than meet our expectations. Mr. Randall interjected that he would see that staff received a couple copies of these full set plans.

Alderman Clement asked about the size of the trees. Mr. Mardis said all the shade trees start at 2 1/2" caliber with a height of 12-14 feet and all the flowering trees will start at a 2" caliber with a height of 9-10 feet.

Alderman Clement said he has concerns about the access and pedestrian safety to Nordstrom. He said adding the walkway on the southern end of the roadway is a good idea. He suggested that to make it easier for people to walk from the Highlands side to Nordstrom's that the walkway be clearly marked. Mr. Kaiser said although it's not shown on this plan, it will be constructed with a very decorative brick

pattern that will clearly indicate the pedestrian walkway. Mr. Randall said that the color of the walkway will be reviewed to ensure that it is well marked and identifiable as a pedestrian walkway.

Alderman Clement asked if it would be possible to have a pedestrian walkway from that first row of parking to the western end of the Weekends Only parking lot where the buildings join. Mr. Kaiser said there are some things they will have to work around, namely, the high traffic there, but they would review it and add a crosswalk there.

Alderman Clement commented about the amount of traffic in front of Weekends Only, but said it really wasn't much different than the traffic in front of Best Buy and the others on that side. However, what is different is that that side of the Highlands has stop signs which tend to calm traffic and slow it down. He asked if a stop sign could be placed between Nordstrom and Weekends Only to insure pedestrian safety. Mr. Randall said Pace would query their traffic engineer about that area where Alderman Clement is suggesting a crosswalk and address calming that traffic there. He said a crosswalk and stop sign should work there and added that the traffic engineer will better be able to ascertain its location and layout and if it will negatively affect the traffic flow on Highlands Boulevard.

Alderman Clement said his final concern is the intersection of Highlands Boulevard and the left of the right-hand turn there. He commented that even on a Sunday afternoon in August the traffic was backed up at that location. He asked if Pace has considered a better managed control of the traffic at that point. He added that he sees that becoming a very congested area and doesn't want shoppers becoming unhappy and frustrated with getting in and out of Manchester Highlands. Mr. Randall said that Pace hasn't considered making any significant changes to that area, but is aware of the problems. Mr. Randall said Pace hopes that with the addition of Nordstrom-Rack will make for a better spread of the traffic and that the traffic light in front of Weekends Only which is rarely used will become more inviting to customers and become the main entrance into that area. He added they have and will continue to monitor the traffic patterns and address the stop sign and crosswalk.

Commissioner Mizerany suggested that in order to entice customers to use the front traffic light, that Nordstrom-Rack also be listed on the same pole sign located there listing Weekends Only and Bassett. Mr. Randall said there have been discussions about that front signage in front since the bank is in front of Nordstrom's and hard for people to see it. He said he and Mr. Kaiser will look into what agreements are in place regarding the signage but agreed that it would encourage customers to use that traffic light and spread the traffic flow a little better. He said Pace would immediately report the findings back to Manchester.

Commissioner Mizerany pointed out that if customers do use that light and enter the parking lot at that point, they would be faced with an awkward situation. There is an east to west strip of parking directly in front of Bassett and this forces the traffic to go diagonally across the entering traffic to get into the Auto Zone parking lot. Mr. Randall said he would look into and see if there is a way it can be improved. He said although they can't afford to lose too many parking spots, it may be a simple matter of losing just a few spots or reconfiguring the way that island is shaped, but this will be addressed.

Commissioner Truesdell confirmed that the only entrance to Nordstrom-Rack will be on the west side. Mr. Randall said the corner element will appear as an entrance but the actual door will be on the west side. Commissioner Truesdell said he shares the concern about the traffic being a bit of a bottleneck there. Even though Weekends Only is only opened during the weekend, if another store moves in that is open seven days a week, having only one entrance will cause a real traffic jam. He added what happens if there is a fender bender there, customers would then have to go around the back of the building to get out. Mr. Randall said that if this could be designed on a flat plane, the traffic would have been brought around that island and out, but explained how the grade affects the traffic and parking. Mr. Randall said that Nordstrom is comfortable with the existing parking and showed where customers would be able to park and how pedestrian crosswalks will bring pedestrian traffic in from the other side of the Highlands. He added as far as that curb cut there is physically no other way to design it any differently.

Commissioner Truesdell asked about the fire lanes for the building. He said there is the setback on the north side where fire trucks could park, but the majority of the buildings are on the west side where people would be parked. Mr. Randall said the Fire Marshall looked closely at this plan and signed off on it. The Fire Marshall said the fire trucks can get around the entire perimeter of the buildings and the fire could be fought from the drive lanes all around the building.

Commissioner Labit made the motion to approve site plan CASE #11-SP-003, subject to the provisos listed by the Planning and Zoning Director Kraitz: addition of a sidewalk on the south side, textured coating on the tilt up panels, and the crosswalks and stop sign at the juncture where the two buildings abut. The applicant to pursue and get back to staff on: the crosswalks to be better demarked, the variety of plant materials for the bio-retention areas, and how to reduce the parking interference in front of Bassett on those turning movements, and the signage across from Enchanted Parkway in front of the Auto Zone and Bassett areas and how to implicitly get traffic to start going that way. Commissioner Mizerany seconded the motion.

Commissioner Truesdell said to have a clear record, there has been a motion made and seconded for approval of the site plan subject to three conditions: the south side sidewalk, crosswalk and stop sign at the abutting boundary, textured coating.

The site plan approval was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

- C. **CASE #11-SUB-002** – A Boundary Adjustment is requested by Pace Properties in order to lease sufficient area for Nordstrom – Rack store, located at 100 Highlands Boulevard Drive. The property is zoned PCD Commercial.

Mr. Kaiser said the boundary adjustment includes a small portion on the west side of Weekends Only. This was part of the Weekends Only parcel, but in order to encapsulate the entire Nordstrom-Rack building, the parcel line needed to be adjusted over to the east so that the parcel line would be between the two buildings. He added without this boundary adjustment the boundary would run through the Rack building. Director Kraitz said staff had no objection to this.

Commissioner Mizerany asked how Weekends Only felt about this. Mr. Randall said Pace had to get and received a lot of cooperation from a lot of people, especially given the fact that it involves Nordstrom-Rack. Weekends Only, Costco, Wal-Mart, Eagle Bank and all the big chains have agreed to make certain changes although minor to the master declaration that controls this whole area. He added that though he couldn't report tonight that all those agreements have actually been signed, they all are currently being reviewed by the respective attorneys.

Commissioner Mizerany made the motion to recommend to the Board of Alderman to approve CASE #11-SUB-002 as presented. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

6. OLD BUSINESS

A. **Resolution Adopting Aspects of the Manchester Road Great Streets Plan**

Director Kraitz said in early May staff did a presentation about the master plan. As a result, there were a series of discussions and the Commission felt comfortable about moving ahead with some improvements to the corridor itself, namely, block numbering and wayfinding signage, sidewalks and street lighting. He said the draft resolution presented today contains that language. This is somewhat

of a precursor to hopefully what will be the adoption of the master plan in its entirety at some future date. For now we continue to seek the cooperation and collaboration of Manchester and the other four Cities. He said these are physical improvements that everyone felt were needed.

Director Krainitz said the resolution was reviewed and approved by the Board of Aldermen in its current state, but noted that there were some additional suggestions from Commissioner Labit to the resolution that the Commission should consider. He said both he and the City Attorney were satisfied with the approved resolution but felt that if the Commission wanted to review Commissioner Labit's suggestions that those suggestions wouldn't substantially change the resolution.

Commissioner Labit said as he'd mentioned to Director Krainitz, the changes he'd made were for clarity. He felt that the way it was written had all the elements but wasn't real clear. For example: "Whereas the commission, with assistance from planning consultants..." He said it was East West Gateway with those planning consultants; it wasn't this Commission, so that statement was simply wrong. Commissioner Labit said it implies that this Commission had consultants working for us, which was untrue and wrong. Director Krainitz pointed out that it says, "...with the assistance of"; it doesn't say bound by or contractually obligated by. Commissioner Labit felt that that should be changed.

Commissioner Truesdell said he agreed with Commissioner Labit. He said his interpretation is that this Commission was involved in the commissioned studies (as stated in the resolution) when in actuality it did not. He said in general he agreed with all the comments and revisions Commissioner Labit suggested on the draft resolution. While some may over clarify, they don't harm the document.

Commissioner Labit said he didn't see where the Commission had clearly stated that the entire length of Manchester Road within the city boundaries was to be included in the three elements that we defined as something worth pursuing. No where were the boundaries of the City of Manchester stated which should include from the west boundary to the east boundary of the city and not just from Highway 141 to the west boundary. Director Krainitz said even if it wasn't clear, he thinks it is understood that it was from city boundary to city boundary. Commissioner Labit said the document clearly states to Highway 141 and does not specify from boundary to boundary. Commissioner Labit felt strongly that our city boundaries should clearly and explicitly be stated in this communication and avoid any ambiguity or misunderstanding.

Commissioner Truesdell confirmed that the City Attorney had reviewed this resolution and had no concerns with the language. Director Krainitz said that while Commissioner Labit's revisions do clarify several points, the question is whether or not they are necessary. Commissioner Truesdell said he agrees with all of Commissioner Labit's revisions and thinks they are clear and reasonable.

Alderman Clement said he didn't understand why Commissioner Labit excluded the road section east of Highway 141 in one of the paragraphs when he feels strongly about including that section.

Commissioner Labit explained that according to the East West Gateway, when the master plan refers to the Manchester Road corridor, the "corridor" does not include the road section east of Hwy. 141, therefore; to clarify that this section is not included in the master plan, it should be stated that this section of road is excluded. Alderman Clement pointed out that by excluding this road section to this paragraph and then in the following paragraph specifically including it, is confusing. Commissioner Labit again tried to explain his reasoning for these revisions. Alderman Clement said it would be less confusing if only adding the "including the road section..." in the following paragraph was used. He added that he agreed with most of the revisions, but felt some were unnecessary.

Commissioner Truesdell said the "corridor" is referred to by reference incorporated in terms of the plan. Commissioner Labit said that would be fine, but if you looked at the plan you'd noticed that Highway 141 was the end of the line for that plan. He said he just wanted to point out that the Master Plan for the corridor does not include east of Highway 141. Alderman Clement commented that in the following paragraph, it is suggested that we, the Commission, suggest that any kind of initiative should include this stretch all the way out to our city limits. Commissioner Labit confirmed. He pointed out

that “corridor” as applied to the plan, needs to include the road section east of Highway 141, because it currently is not included.

Commissioner Truesdell suggested changing the language, deleting the “excluding” and “including” paragraphs and adding another WHEREAS clause: “...the Commission respectively requests that consideration be given to extending the corridor beyond east of Highway 141 to the eastern City limits.” Commissioner Labit suggested deleting the “excluding” paragraph, but then leave in the “including” in the following paragraph.

Commissioner Fluchel said that if there are any grants involved and when the mileage is divided up along the corridor, Manchester would want that section to be included so we would get a share of that grant money equal to the total mileage of the city and not just from Highway 141 west.

Commissioner Truesdell said this document was drafted in such a way that it doesn’t have a lot of legal weight to it, but it says what we approve and endorse and we should include a wish list as well.

Director Kraintz asked if the Commission agreed with the other recommendations about moving that one “WHEREAS” to the top of the page as opposed to leading into it with all the other “WHEREAS” paragraph. Commissioner Labit explained that the reason for moving that one paragraph up higher was because that was really the meat of the whole thing. He also explained the question mark he’d written on the resolution and said it was because it didn’t seem as though that paragraph was even relevant to being there at all. Alderman Clement agreed that the paragraph had more weight and should be placed higher on the resolution. Commissioner Jason commented that leaving it at the bottom where it currently is explains to the reader here is what’s happening, here is what we endorse and here is what we will do in the future. Director Kraintz said a lot of this is patterned after the adoption of the Comprehensive Plan even though this is just three elements of it and follows that same kind of language.

Commissioner Truesdell said the last WHEREAS clause of the first page, that says in part, “...within the corridor and the entire City limits”, speaks to our addition about moving it to east of Highway 141 and can be eliminated as long as we have the other WHEREAS clause where we ask for consideration to extend the boundaries. He said from a construction standpoint he was in favor of leaving the WHEREAS clause that Commissioner Labit suggested moving to the top remain at the bottom. He felt it indicated the “last step” at this point. Commissioner Labit agreed.

Director Kraintz said the changes will be made, reviewed by the city attorney and resubmitted.

Commissioner Brown made the motion to table the Resolution Adopting Aspects of the Manchester Road Great Streets Plan for further review by the City Attorney. Commissioner Labit seconded the motion; it was tabled by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

7. PLANNING AND ZONING DIRECTOR’S REPORT

Dierbergs Portable Meat Smoker

Director Kraintz said he normally provides his Director’s report at this time, but he’d received a usage request from one of the Manchester businesses, which he wanted to present to the Commission. He said Dierbergs has requested consideration of a portable meat smoker in front of their parking lot. The Dierbergs representatives, here tonight, have been communicating with staff in the attempt to have this portable smoker placed in front of their store. He said currently our code does not permit this type of use in any of the zoned districts and staff has communicated that to Dierbergs.

Director Kraitz pointed out the pictures included in the Commissioners' packets showed the Dierbergs smoker at their Chesterfield store. And based on the success they've had at this store, Dierbergs is requesting that we either amend our codes or find some way to allow this particular type of activity in Manchester.

Director Kraitz said in review of their proposal, staff is somewhat concerned given the nature of the smoker's portability, the aesthetics, the safety concerns, and the possible precedence this would send to other stores and businesses requesting to operate similar types of activities in their parking lots or store fronts. He said that while he respects that Dierbergs is the best judge of what's good for its business, staff is the better judge of what is good for the community. He said currently staff is not in favor of allowing this.

Commissioner Truesdell asked from a procedural standpoint, what the next step would be for Dierbergs if they chose to pursue this. Director Kraitz said this Commission would need to review what types of standards would need to be promulgated to allow this type of activity on site and the Commission would probably want to get some direction from the Board. He said there ultimately would be an amendment to the zoning ordinance.

Director Kraitz said he'd discussed with Dierbergs the possibility of putting the smoker in the rear of the building behind their store. The Dierbergs representatives wanted the smoker in the front so that the hickory smoke smell would entice their customers and would create enough buzz and excitement for the product that is sold inside. Director Kraitz said that if all this type of activity was inside their building, there would be no problem, even if they had the hickory smoke smell piped into the parking lot. He repeated his concerns of where this type of activity would lead should it be allowed. He also said that in addition to the smoker in the parking lot, as in the Chesterfield store, there is a lot of signage leading to the product and added none of the product is sold in the parking lot.

Commissioner Truesdell confirmed that Dierbergs was seeking an amendment to the zoning ordinance and not a special use permit. Director Kraitz said the zoning ordinance would need to be amended by the Board and whether or not it is deemed a permitted use or would require a special use permit would be this Commission's choice.

Commissioner Truesdell said to the Dierbergs representatives that typically this was not a public forum, where there is commentary, but if the representatives wished to come forward for a couple minutes and explain the plans and answer the Commission's questions, they could.

Mr. John Koncki, of Dierbergs, said this is something they have tried at their Chesterfield store and found it to be a successful sales promotion. He then addressed the concerns that were brought up. Regarding the safety concern, he pointed out on the photo that the unit is secured. It is chained, locked and well insulated as evidenced by the photo of Mr. Koncki with his hand on the unit. He added this would result in the hiring of two more people and in today's economy it is good to be able to employ more people.

Mr. Koncki said Dierbergs has been in front of a number of other municipalities seeking approval and they looked at this smoker as an ancillary use of the grocery store since it is operated by Dierbergs employees and as mentioned by Director Kraitz, no sales will occur on the parking lot.

Mr. Koncki suggested that perhaps the Commission could look at it from the perspective of employers that are currently on site as opposed to someone coming from offsite and thus frame a permission that would protect you from whatever concern you have for other users that would not be as controlled, careful, clean and sensitive to the customer in the community as Dierbergs is.

Commissioner Mizerany said she could accept this if it were a temporary, limited time usage for a festival or celebration, then she saw no problem with this smoker on Dierbergs parking lot. But she could not accept making this a permanent part of the Dierbergs parking lot. She felt this is not the image Manchester wants there. Even though Dierbergs assures it will be kept clean, there will be constant dirt and grease issues. Mr. Koncki said every night the grease is drained and each week the smoker is power washed. He said to Commissioner Mizerany's point there are smoker units that can look dirty and greasy and unattractive, but Dierbergs is very sensitive to that and has procedures in place to assure the cleanliness of

the unit. Commissioner Mizerany commented that while that may be true, all of that will have to happen right in front of the store in the parking lot and she didn't think that type of activity should be performed there. Mr. Koncki said the power washing and cleaning is done in the middle of the night and would actually occur inside the unit which is drained into a bucket that is removed. He said Dierbergs is a food store and if that were unattractive in any way, shape or form, Dierbergs would not do it. Commissioner Mizerany said that was only one of her concerns and she didn't have positive thoughts about it.

Commissioner Fluchel asked what were the concerns and what does the Commission fear will ultimately happen. Director Kraintz commented that in addition to the many aesthetics considerations there could be a strong possibility that the City may find itself expected to "fill a niche" and allow our businesses to bake bread or pizza or any number of different activities from their parking lots and store fronts. He said while he appreciates Dierbergs' position, every business will want to do it—Costco, Wal-Mart, Gabi's, who may want to serve drinks. He said everyone will want to have that advantage, just like signage it gets out of control. Commissioner Fluchel said he appreciates that concern, but Dierbergs is the only grocery store in the City of Manchester and if Twin Oaks or Ellisville or anybody else around us allows this, we are penalizing Dierbergs for being in the City of Manchester. Commissioner Truesdell said currently only Chesterfield allows this. Mr. Koncki said Wildwood, Florissant and Edwardsville and others allow it and to date Dierbergs has not been turned down by any municipality, though there have been stipulations.

Mr. Koncki said the installation at Marketplace was the first and Dierbergs has continued to make improvements on the aesthetics as each new installation is set up. One improvement has been the installation of a nicer fence around the smoker.

Mr. Koncki said he appreciated Director Kraintz going through the ordinances to see how it may or may not fit. He said Dierbergs found that the other municipalities also did not have a specific ordinance that prohibited or allowed this type of installation. Dierbergs then held discussions with these municipalities and agreed to follow whatever requirements they specified. Director Kraintz said that our ordinances are set up that if something is not listed in our ordinance code, it is considered prohibited.

Commissioner Fluchel said he agrees that there would need to be guidelines for the upkeep and fencing up front, but as a food store, Dierbergs would certainly be able to keep it clean and if it wasn't kept clean then the City would address it at that time. He said while he certainly doesn't want every single store up and down Manchester to have a hot dog stand outside, the City would have to allow others the opportunity to do this within the City's guidelines. Director Kraintz again stated that if Dierbergs is allowed to have this type of activity in the front of their stores to attract customers, then the other businesses would also want to have the same opportunity to attract customers. He said we are very restrictive on sidewalk sales and similar events because that's the type of image we are trying to resist or keep at bay. Commissioner Fluchel said if that's the way the City would vote on it he understood, but he maintained that he was in favor of it. Commissioner Truesdell said the Commission was not voting on this issue but only having an investigative discussion.

Commissioner Labit gave his reaction to the Dierbergs smoker installation he'd looked at in Wildwood. His first reaction was that he couldn't tell what it was, what it was doing in the parking lot and didn't think it looked very nice. He said Dierbergs' claim is that the smoke smell will entice people and sell product. But smoke odor may not be enticing. He said he'd noticed that the wind carried the smoke up against the building and right next door to the smoker is a dry cleaner. He'd stood by the dry cleaner's door and each time the door opened, the smoke would rush in. He said he could only assume that it was permeating the inside of the dry cleaners contaminating the clean clothes. He then thought about the stores near the Manchester Dierbergs and how the smoke would affect them. There is an Italian restaurant with outside tables that the patrons may not necessarily enjoy sitting downwind from a steady stream of barbecue smoke. He said he felt that it is intrusive and presumptuous on the part of Dierbergs to think that this odor would not bother anybody. He said while the photo of the Chesterfield installation looks nice and tidy, that isn't the way the Wildwood installation was. At this installation there were five silver painted bottles of gas, two 16' wood holders and a large gray hand washing station with the paper roll flapping in the breeze. In addition there were several signs and things that did not seem appropriate. This whole setup was not a very nice installation.

Commissioner Labit said the Commission has been confronted with this sort of thing before. A company or entity comes in with their consultants and big ideas and are only focused on their own thing and have little interest in considering what impact it has on others. He suggested that the Commission think very seriously about this and the effect it will have on the surrounding tenants in Manchester.

Commissioner Brown said there is also a Mexican restaurant just across from Dierbergs with outdoor seating and although the smoke may not always reach them, what if this restaurant wants to start making their food outside. He said his feeling on an ordinance is that if the City is going to enforce an ordinance that has been on the books for 40 years for one store, then it will have to enforce the ordinance written about a barbeque stand on the parking lot. He said he can't see writing an amendment to any. We have to start enforcing ordinances that we have. He said he doesn't want this issue to come up later on because we amended it for a certain company. He said the City respects Dierbergs business a lot and thanked Dierbergs for being here but he doesn't feel it is fair to other people around Dierbergs to have that smoker sitting on the parking lot. He said he is not in favor of this at all.

Commissioner Smith asked about the fuel source since the pictures show both gas bottles and wood. Mr. Koncki said there are propane tanks and there is the wood burning cavity where they put the wood in for the smoking flavor. It is similar to a thermostat in your house with a setting of 225 degrees. So when required, propane will go into the fire box and heat up the wood to continue the smoke and cook the food.

Mr. Koncki addressed Commissioner Labit's concerns. He said Dierbergs now uses an encasement that holds those gas bottles and is securely locked. The washing stand was a requirement by the Health Department. He said to date they have not had any complaints from the neighboring businesses regarding the smoke. He said only three pieces of wood at most are used so there is no billowing smoke, but there is an enticing aroma of cooking meat. When customers walk passed it, they get hungry for barbeque so that's why it's in the front of the store and has been so successful.

Commissioner Smith said based solely on the photos provided, his observations were that the smoker seems to displace the premium handicap parking spot near the front door which is a negative and that the overall look was not very attractive. Mr. Koncki said that particular front handicap parking spot was removed, but another one was created so no handicap spot was lost.

Alderman Clement said his concern is where this would lead us as a City. The City has tried to maintain an image on Manchester Road. Last year the Board addressed "live advertising" for Liberty Tax. The Board felt that was objectionable and took steps to eliminate that type of advertising in the City. He said he looks at this smoker as similar. It is somewhat unattractive, although I'm sure Dierbergs would do it first class, but he was not sure the other businesses would choose to do it the same way. He said if this became allowable, other businesses would be promoting their products and making sales on their parking lots, which would eventually creep up from the rear of their parking lots to Manchester Road. He said this would then create a whole set of problems of safety, traffic problem and aesthetics. He said he hasn't heard or seen enough to change his view that this installation would not be good for the City of Manchester.

Commissioner Truesdell thanked the Dierbergs representatives for coming this evening and said the City values Dierbergs in the community. He said he has no doubt that Dierbergs would run this in a first class manner, especially since people would not buy something that had grease dripping from the container it comes from. But he said he shares the concerns of the Commission that this could create a slippery slope for the City and we can't have businesses roasting pigs outside their establishments.

Commissioner Truesdell said tonight's discussion serves as a straw pole for Dierbergs. He said out of all the Commissioners present tonight, there appears to be only one in favor of the installation, putting the burden on Dierbergs to convince this Commission and City leaders that this is an appropriate activity for the City. Mr. Koncki thanked the Commission for taking the time to review this request. He said Dierbergs appreciates being in the City of Manchester and working with Director Kraitz and the rest of the City leaders. He said he would present the results of this discussion to Dierbergs and relay Manchester's stand on this.

Director Kraintz said although long overdue, the City has hired an assistant code enforcement officer to help Dave Fox with the code enforcement activities throughout the City. Gary Tetley, a professional architect, is a fourteen year Manchester resident with extensive code knowledge. Director Kraintz commented that after only a couple weeks with the City, Gary has proven to be a tremendous asset.

Commissioner Brown asked if he would be part time and working weekends. Director Kraintz said the part time status affords him to work evenings and weekends. Commissioner Brown said he has felt there was a need for this position for some time. He said Mr. Fox has done a fantastic job in his Code Enforcement Officer role, but he has a limited amount of time to pursue the various problems in the City, and many problems occur in the evenings and weekends. He went on to relay a situation with a truck and pointed out that the police were blind to the situation and hopes that now these problems will be caught and corrected.

Commissioner Truesdell asked if there was an ordinance that prohibits the parking of lawn care trailers on a relatively permanent basis in front of a residence and then detailed a specific incident in his neighborhood. Director Kraintz said he would send someone out to investigate it.

Commissioner Brown asked when the ordinance was passed that allows a vehicle to be parked behind the building line, providing it is on this gravel area six inches in depth. He commented that this is rampart in the City and negatively affects the value of the neighborhood and City. He detailed several situations where several boats, vehicles, equipment, trailers and such were parked along the side houses. Director Kraintz said he didn't know when it became an ordinance, but that it has been an ordinance a fairly long time. He said a gravel base of six inches or more is considered an improved surface. Alderman Clement said some of those ordinances have been on the books for many years, and thirty years ago, gravel was a very common material used for driveways, so they this ordinance is rooted in the past. He said maybe some of these ordinances need to be reviewed again, although this Commission had the task of reviewing the ordinance a few years ago.

8. EX-OFFICIO'S REPORT

Alderman Clement said the Homecoming will be September 9 – 11 and a lot of planning is going on for that. He said sadly this year we are also recognizing the 10th anniversary of the 911 terrorist attack and asked that any suggestions for the City to honor this occasion be directed to him, City Clerk Ruth Baker or Chief Walsh. He said the Board will be budgeting in the next 6-8 weeks.

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Commissioner Labit said this is the 25th anniversary of Homecoming and all the previous members of the Homecoming Committee have been invited. Since he was a committee member and plays music, he and his partner, known as the "Star Liners", have volunteered to play for Homecoming. He said his partner talked him into writing a song for Manchester entitled, "Sweet Manchester", and the Star Liners along with the Homecoming Committee, the Mayor and the Board are going to present this song Saturday night.

10. ADJOURNMENT

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of August 22, 2011, at 9:47 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

Respectfully submitted by Cynthia M. Holten, Recording Secretary

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